THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26677-05-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me this 15th day of June, 2007. Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Chad Sheridan Jessica B. Sheridan 4004 General Bate Drive Nashville, TN 37204	**Send Tax Bills To:** Flagstar Bank FSB 5151 Corporate Drive Troy, MI 48098	**Tax Information:** Map and Parcel No.: 118130237.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beulah Marie Black, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chad Sheridan and wife, Jessica B. Sheridan** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4004 General Bate Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of June, 2007.

Beulah Marie Black
Beulah Marie Black

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Beulah Marie Black**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2007.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 06/21/07 14:14 2 pgs
Fees:13.00 Taxes:999.00
20070621-0074353

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Rolling Meadows as of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Frederick Morris Black and wife, Beulah Marie Black, by quitclaim deed dated September 18, 1978 from Donald Arkovitz, Trustee, of record in Book 5339, page 227, Register's Office for Davidson County, Tennessee. Frederick Morris Black and Beulah Marie Black have since divorced by Final Decree in the Circuit Court for Davidson County, Tennessee, Docket No. 93D2761, dated November 5, 1993. Frederick Morris Black and wife, Methalyn Flores Black, have conveyed their interest in said property to Beulah Marie Black by quitclaim deed of record in Book 11714, page 245, Register' s Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.